

**EXHIBIT A**

Summary of Outstanding Unpaid Rent and Charges

V O R N A D O

OPENAR - OPEN A/R LIST - RUN ON: 06/26/23 - AGING BY: DUE DATE - AS OF: 06/26/23 - CONSIDERING: DUE DATE

PRINT FORMAT: D - ITEMS SUMMARIZED BY INVOICE/LINK DEBITS W/CREDITS: YES	TODAY'S ACTIVITY INCLUDED: YES
COMMERCIAL TENANTS: ALL	AGING: CURR 1 MTH 2 MTHS >2 MONTHS
CONSOLIDATE SUB-TENANTS BY MASTER TENANT: NO	MINIMUM: NONE
TENANT TYPES: ALL	ALL/CREDIT BAL: ALL BALANCES
RESIDENTIAL TENANTS: ALL	PRINT CHARGE CODE SUMMARY ONLY: NO
PROFILE CODES: ALL	SORT BY: I-TENANT ID
SKIP RES.TEN IF MOVE IN GREATER THAN IPL: NO	PAGE BREAK BY: PROP
TENANT DETAIL: YES	PRINT MEMOS: NO
FLAGGED/UNFLAGGED/ALL: BOTH FLAGGED AND UN-FLAGGED	SEPARATE FLAG TOTALS: NO
INCLUDE FLAGS: ALL	REACTION TO FLAGS: DISPLAY
PRINT CHRG CODE SUMMARIES FOR: PROP	PRINT SUMMARY PAGE: NO
INCLUDE CHARGE CODES: ALL	

**PROPERTY: ARP1 - REGO PARK**

DUE DATE	DATE IN	TP	INV #	CHRG DESC	LONG DESCRIPTI ON	TOTAL OPEN	06/2023	05/2023	04/2023	< 04/2023
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**TENANT: ARP1/60A - Bed Bath & Beyond #135**

LEASE: 12/30/96-03/31/26  
TEL: (908) 688-0888  
RENT: 125,000.00  
SEC: 0.00  
FLAGS: BK TK AU  
SQFT: 45,997

	04/11/2018	04/11/2018	C	312032	TS-RETAX A	7/17-12/17 RE Tax Revised						-1,738.79
	05/10/2018	05/10/2018	U	HBI	RE-R/E ESC	R/E TAX ESCALAT						-1,738.79
	06/01/2020	09/08/2020	D	425541	CM-CAM	CAM						332.01
	10/09/2020	09/09/2020	D	439610	TS-RETAX A	2019-20 RE Tax Actual						19,643.05
	01/16/2021	12/17/2020	D	452175	RE-R/E ESC	'2021 Retro Due						21,906.35
	04/08/2021	04/08/2021	U	DX2	RE-R/E ESC	R/E TAX ESCALAT						-21,105.54
	07/14/2022	07/14/2022	U	DX4	OA-ON ACCT	ON ACCOUNT						-11,353.58

	02/28/2023	02/28/2023	D	554800	WA-TTWATER	January '23 Domestic Water						46.78
	02/28/2023	02/28/2023	D	554801	ST-S-TAX P	January '23 Electric						601.39
	02/28/2023	02/28/2023	D	554802	G1-GAS	January '23 GAS						1,350.81
	02/28/2023	02/28/2023	D	554803	E3-ELC SMT	January '23 Electric						6,776.19
	04/01/2023	04/01/2023	I	556183	B5-BASRETL	BASE RNT RETAIL				91,666.72		
	04/01/2023	04/01/2023	I	556183	CM-CAM	CAM				832.33		
	04/19/2023	04/19/2023	D	559994	WA-TTWATER	February '23 Domestic Water				33.41		
	04/19/2023	04/19/2023	D	559995	ST-S-TAX P	February '23 Electric				221.39		
	04/19/2023	04/19/2023	D	559996	G1-GAS	February '23 GAS				1,297.34		
	04/19/2023	04/19/2023	D	559997	E3-ELC SMT	February '23 Electric				2,494.54		
	05/17/2023	05/17/2023	D	563695	WA-TTWATER	March '23 Domestic Water			25.62			
	05/17/2023	05/17/2023	D	563696	ST-S-TAX P	March '23 Electric			680.49			
	05/17/2023	05/17/2023	D	563697	G1-GAS	March '23 GAS			1,063.26			
	05/17/2023	05/17/2023	D	563698	E3-ELC SMT	March '23 Electric			6,406.92			
<b>TENANT TOTALS:</b>							<b>119,441.90</b>	<b>0.00</b>	<b>8,176.29</b>	<b>96,545.73</b>	<b>14,719.88</b>	
<b>PROPERTY TOTALS:</b>							<b>119,441.90</b>	<b>0.00</b>	<b>8,176.29</b>	<b>96,545.73</b>	<b>14,719.88</b>	
<b>GRAND TOTALS:</b>							<b>119,441.90</b>	<b>0.00</b>	<b>8,176.29</b>	<b>96,545.73</b>	<b>14,719.88</b>	